039.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,200 / 650,200
					USE VALUE:	650,200 / 650,200
					ASSESSED:	650,200 / 650,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSHALL PAUL T & SELMI C A
Owner 2:	
Owner 3:	
Street 1:	14 YALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL JOSEPHINE V -
Owner 2:	-
Street 1:	14 YALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,266 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1272 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7266.000	241,900		408,300	650,200
Total Card	0.167	241,900		408,300	650,200
Total Parcel	0.167	241,900		408,300	650,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.16 | /Parcel: 511.1

Legal Description

User Acct 25957

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,900	0	7,266.	408,300	650,200	650,200	Year End Roll	12/18/2019
2019	101	FV	204,200	0	7,266.	370,000	574,200	574,200	Year End Roll	1/3/2019
2018	101	FV	204,200	0	7,266.	350,900	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	204,200	0	7,266.	306,200	510,400	510,400	Year End Roll	1/3/2017
2016	101	FV	204,200	0	7,266.	261,600	465,800	465,800	Year End	1/4/2016
2015	101	FV	191,700	0	7,266.	242,400	434,100	434,100	Year End Roll	12/11/2014
2014	101	FV	191,700	0	7,266.	201,000	392,700	392,700	Year End Roll	12/16/2013
2013	101	FV	191,700	0	7,266.	191,400	383,100	383,100		12/13/2012

!3216!

PRINT

Date	Time
12/10/20	18:31:25

LAST REV

Date	Time
04/02/19	15:07:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3216

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL JOSEPH	54717-378		5/21/2010		415,000	No	No		
	9784-140		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25957
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Info At Door	197	PATRIOT
11/8/2000	Hearing Chag	189	PATRIOT
4/12/2000	Inspected	263	PATRIOT
2/17/2000	Measured	197	PATRIOT
8/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7266		Sq. Ft.	Site		0	64.	0.88	3									408,310						408,300	

Total AC/HA: 0.16680 | Total SF/SM: 7266 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,310 | Spl Credit | Total: 408,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99049497
Adj $ / SQ:	140.403
Other Features:	82947
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297142
Depreciation:	55268
Depreciated Total:	241874

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

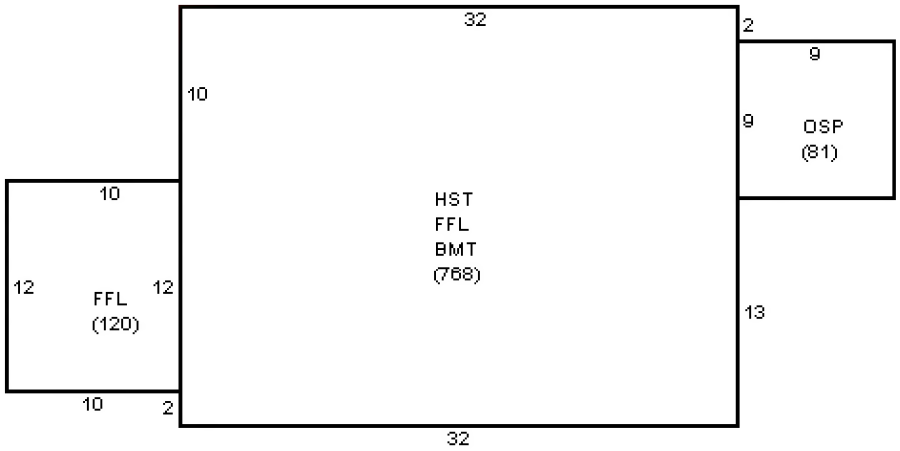
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.40
Special Features:	0	Val/Su Net:	114.05
Final Total:	241900	Val/Su SzAd	190.17

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	888	140.400	124,678
BMT	Basement	768	42.120	32,349
HST	Half Story	384	140.400	53,915
OSP	Screen Porch	81	40.170	3,254
	Net Sketched Area:	2,121	Total:	214,196
Size Ad	1272	Gross Are	2505	FinArea 1272

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

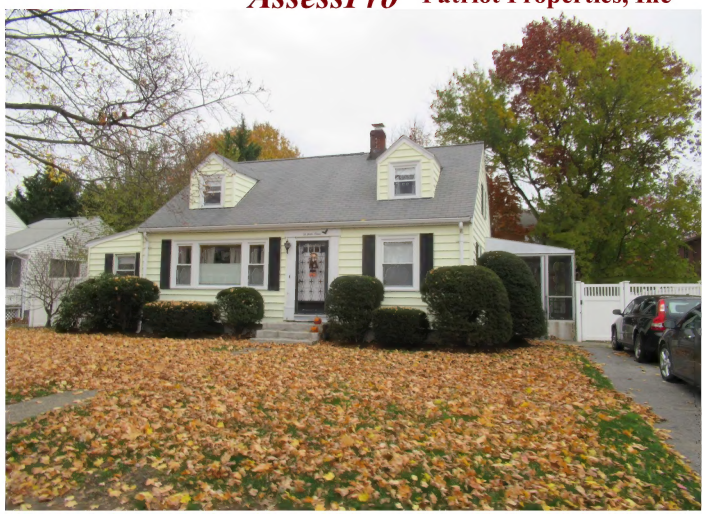
SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc